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Fifth District

September 21, 2017

To: Supervisor Mark Ridley-Thomas, Chairman
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sachi A. Hamai
Chief Executive Officer

RENTAL MARKET ANALYSIS AND POLICY DEVELOPMENT FRAMEWORK (ITEM NO. 6, AGENDA OF MAY 16, 2017)

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive Officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to produce and report to the Board within 90 days with a Los Angeles County Tenant Protections Policy Development Framework (Framework). On August 21, 2017, the CEO requested an additional 30 days to respond to the Motion.

The Motion requested that this Framework include: 1) a review of existing sources of information and an analysis of private rental housing stock and commercial properties for lease; 2) an inventory of stakeholders with involvement in the rental property market; 3) State and federal laws and regulations that pertain to the County's ability to regulate the private rental market; and 4) a review of best practices implemented by other jurisdictions designed to protect tenants. The CEO, in consultation with the above referenced departments, submits the attached Framework for your consideration.

DEVELOPMENT OF FRAMEWORK

Los Angeles County is confronting a housing affordability crisis and the Board has elected to consider a range of tools to address these circumstances. On October 27, 2015, the Board adopted a motion to establish an Affordable Housing Budget Unit and develop a first-of-its-kind Affordable Housing Outcomes Report (Outcomes Report). The first annual Outcomes Report was submitted to the Board on

May 5, 2017. It revealed a shortage of over 550,000 rental homes that are considered affordable to renter households at or below 50 percent of the Area Median Income (AMI). This Framework explores what, if anything, might be done to protect renters in the unincorporated areas of Los Angeles County. As discussed in the Framework, the County government is the first line of government for the unincorporated areas, and has greater flexibility regarding the use of tenant protections in these jurisdictions.

In developing the Framework, the CEO worked with County Counsel to provide a legal analysis of State and federal laws and regulations that would authorize or constrain the County's ability to regulate the private rental market. In addition, the CEO convened a working group of affected departments to review current practices from other jurisdictions, analyze existing sources of information on the private rental housing market, and compile a list of potential stakeholders.

Further, while several studies have reviewed displacement trends in Southern California, there has not been a comprehensive study of these trends in the unincorporated areas of the County. To further evaluate the applicability of tenant protections for the private rental and commercial housing stock in Los Angeles County, the CEO identified and gathered statistical information from a variety of publicly available sources. The CEO also worked with a consultant to gain a preliminary understanding of those neighborhoods in unincorporated Los Angeles County that are facing the highest risk of displacement. Indicators such as changes in rent and housing prices, changes in household incomes, and changes in housing tenure were analyzed by unincorporated community.

CONCLUSION

As Los Angeles County residents continue to experience an elevated cost of housing, tenants are faced with rising rents in homes that are currently affordable to them. This Framework provides information to inform decisions as to what tenant protections could be put in place to provide at-risk tenants with greater stability in their homes.

The CEO will convene stakeholders to review the proposed Framework, and assemble the Tenant Protections Working Group (Working Group) to solicit further community input. As provided for in the Motion, the Working Group is to consist of two members appointed by each Supervisor. It is this Working Group that will provide recommendations to the Board regarding tenant protections that might be enacted for unincorporated areas, as well as any actions that could be applied Countywide. Additionally, as requested by Supervisor Barger in an amendment to the Motion, the CEO will consult with the Los Angeles Economic Development Corporation (LAEDC) to seek their input on the progress and recommendations of the Working Group. The CEO

will work with the Executive Office of the Board to convene and manage meetings of the Working Group.

If you have any questions regarding this report, please contact Doug Baron at (213) 974-8355, or via email at dbaron@ceo.lacounty.gov.

SAH:JJ:DSB
CMT:acn

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Beaches and Harbors
Community Development Commission
Consumer and Business Affairs
Public Health
Public Works
Regional Planning

Tenant Protections Policy Development Framework

COUNTY OF LOS ANGELES

Chief Executive Office | September 2017

INTRODUCTION

On May 16, 2017, the Board of Supervisors (Board), adopted a Motion (Motion) by Supervisors Solis and Kuehl directing the Chief Executive Officer (CEO), in coordination with the Directors of the Departments of Regional Planning, Consumer and Business Affairs, Public Health, Public Works, Beaches and Harbors, the Executive Director of the Community Development Commission, the Assessor, and County Counsel to produce and report to the Board within 90 days with a Los Angeles County Tenant Protections Policy Development Framework (Framework).

BACKGROUND FOR DEVELOPMENT OF FRAMEWORK

Los Angeles County is confronting a housing affordability crisis and the Board has elected to consider a range of tools to address these circumstances. On October 27, 2015, the Board adopted a motion to establish an Affordable Housing Budget Unit and develop a first-of-its-kind Affordable Housing Outcomes Report (Outcomes Report), revealing a shortage of over 550,000 rental homes that are considered affordable to renter households at, or below 50 percent of the Area Median Income (AMI).

One element of a comprehensive affordable housing production and preservation program is the protection of existing renters from displacement from homes that are affordable to them. Statewide, as housing prices continue to increase, local jurisdictions have taken steps to address the issue of displacement and tenant stability; and renter protection initiatives were placed on the ballot for six cities, and successfully passed in two, in the November 2016 election. This Framework explores what, if anything, can be done to protect renters in the unincorporated areas of Los Angeles County.

In developing the Framework, the CEO worked with County Counsel to provide a legal analysis of State and federal laws and regulations that would authorize or constrain the County's ability to regulate the private rental market. In addition, the CEO convened a working group of affected departments to review current practices from other jurisdictions, analyze existing sources of information on the private rental housing market, and compile a list of potential stakeholders.

STATE AND FEDERAL LAWS AND REGULATIONS

State and federal laws affect tenants and property owners, and dictate a local jurisdiction's ability to constrain the private rental market, thereby impacting the range of available options for tenant protection. Local ordinances to address rapidly escalating rents and tenant displacement have existed in California since

the late 1970s. The Cities of Santa Monica and Berkeley were among the first cities with ordinances to protect tenants by imposing regulations on residential rent increases. The County previously had a rent regulation ordinance between 1983 and 1985. The County's rent regulation ordinance limited rent increases to 9 percent annually, allowed for certain automatic rent increase adjustments, established permissible causes for evictions, and required relocation assistance for displaced tenants. The County ultimately phased out the rent regulation ordinance by December 31, 1985, "to create opportunities for new construction in the County."[1]

County's Jurisdiction

The jurisdiction of the County is derived from the California Constitution, State statutes, and the County Charter. Generally, the County's authority to make and enforce laws is limited to the unincorporated areas of the County, unless specific State statutes allow the County to act countywide. Article XI, section 7 of the California Constitution states that "a county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws" of the State. This constitutional grant of police power is the source of both counties' and cities' authority to independently govern, and it is subject only to the limitation that they exercise this authority within their territorial limits and subordinate to State and federal law.[2] Within the unincorporated areas, the County's police power is as broad as the Legislature's, as long as there are no conflicting State or federal laws.[3] If otherwise valid local legislation conflicts with State or federal law, the local law is void under the doctrine of preemption.[4] Land use regulation in California historically has been a function of local government under the grant of police power, and it has been recognized that a city's or county's power to control its own land use decisions derives from this inherent police power, not from the delegation of authority by the State.[5]

Federal Laws

Rent stabilization ordinances have been held to be within a state's constitutional exercise of police power. In limited circumstances, public need justifies the restriction of property rights without compensation. Protection of tenants is a legitimate state interest, and therefore any legislation rationally related to ensuring such protection is constitutional. As long as a rent stabilization measure is calculated to eliminate excessive rents, and provide a mechanism for

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1 Los Angeles County Code § 8.52.010

2 *Candid Enterprises, Inc. v. Grossmont Union High School District* (1985) 39 Cal.3d 878, 885.

3 *Birkenfield v. City of Berkeley* (1976) 17 Cal.3d 129, 140.

4 *People ex rel. Deukmejian v. County of Mendocino* (1984) 36 Cal.3d 476, 484.

5 *Big Creek Lumber Co. v. County of Santa Cruz* (2006) 38 Cal.4th 1139, 1151.

ensuring landlords receive a "just and reasonable" return on their property, such a measure does not violate the Fifth and Fourteenth Amendments of the U.S. Constitution, which prohibit the taking of private property for public use without "just compensation." Further, courts have held that rent stabilization ordinances do not deter federal fair competition laws when such ordinances are unilaterally imposed upon all rental property owners.[6]

The Code of Federal Regulations expressly preempts the entire field of rent regulation by local rent control boards regarding any federal housing projects, known as federally subsidized housing assistance for low-income households. Projects funded by the U.S. Department of Housing and Urban Development, such as Section 8, also known as tenant-based rental assistance, are fully governed by federal law. No local jurisdiction may enact ordinances that seek to regulate federal housing rental rates.

State Laws

The California Civil Code governs rent increases throughout the state. Without additional local regulation, the California Civil Code is the full extent of tenant protection available. In non-rent regulated jurisdictions, such as the unincorporated area of the County, when increasing the rent, a landlord must give a tenant a 30-day notice if a rent increase is less than 10 percent of the lowest amount of rent charged during the preceding 12 months. A landlord must give a 60-day notice if the rent increase is more than 10 percent of the lowest amount of rent charged during the last 12 months.[7] Further, to terminate a periodic lease of a year or more, the landlord is required to give a 60-day notice, and for a month-to-month lease, a landlord is required to give a 30-day notice.[8] There is no State law which requires a landlord to provide a reason for terminating a lease.

Costa-Hawkins Rental Housing Act.

The Costa-Hawkins Rental Housing Act (Costa-Hawkins) allows a landlord to establish the initial rent for a new tenant, a policy known at "vacancy decontrol."[9] The law removes local controls on the rent level that may be charged at a tenancy's start, although in units subject to rent stabilization, future rent increases do remain limited to the amount authorized by a local jurisdiction for the duration of the tenancy. Further, Costa-Hawkins establishes that certain units must be exempt from local rent control laws, including units with certificates of occupancy issued after February 1, 1995. Single family homes and other single family dwelling units, like condominiums, that are separate from the title to

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6 *Fisher v. City of Berkeley* (1986) 475 U.S. 260.
7 California Civil Code §§ 827(b)(2-3).
8 California Civil Code §§ 1946.
9 *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*, (2009) 175 Cal. App. 4th 1396, 1405.

any other dwelling unit, are additionally exempt from local rent control and stabilization laws. Multi-family units built prior to 1995 can still be subject to local rental rate regulation, however, Costa-Hawkins allows landlords in those rent-controlled communities to establish initial rental rates when there is a change in occupancy, pursuant to vacancy decontrol. The effect of this provision permits landlords to impose whatever rent they choose at the commencement of a tenancy.[10]

Costa-Hawkins has had significant impacts on rental housing throughout California. Practically speaking, it may cause new tenants to start their tenancies in rent-stabilized jurisdictions at significantly higher rent levels than their neighbors who are longer-term tenants.

Ellis Act

The Ellis Act is a California State law passed in 1985 that allows landlords to evict residential tenants in order to "go out of the rental business" without cause.[11] It prevents local governments from compelling a property owner to offer, or to continue to offer, accommodations in the property for rent or lease. Landlords in jurisdictions with rent stabilization must comply with both the Ellis Act and local requirements before being permitted to remove a controlled rental unit from the rental housing market. Those jurisdictions can require that landlords file a "notice of intent to withdraw," pay relocation assistance, extend the termination date of tenancies for disabled or elderly tenants, and can set limits on initial rents when those properties re-enter the rental market within a certain time period. In jurisdictions without eviction protections, a landlord can terminate a tenancy without cause with an appropriate 30-day or 60-day notice. Practically speaking, the Ellis Act only impacts jurisdictions with eviction protections.

A locality placing reasonable requirements on the future rental use of the property is legal if those requirements do not have the effect of penalizing property owners for exercising their rights under the Ellis Act. An example of a permissible ordinance would be a locality requiring a property owner seeking to re-enter the rental market to first offer the unit to previously displaced tenants.[12] In the City of West Hollywood, if the landlord puts the current rental structure back on the market within 10 years after taking it off, they must contact the previously "Ellis'd" tenant(s) who asked for right of first refusal to move back into the unit. Within the first five years, they must re-rent to the tenant at the rent the tenant was paying at move-out, plus any intervening general adjustments. After five years, they may re-rent to the tenant at the current market rate.

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10 *Id.* at p. 1406.
11 California Government Code § 7060.
12 Government Code, § 7060.2, subd. (c).

California Civil Code, Commercial Rent Control

In 1987, the California legislature enacted Chapter 2.6 of the California Civil Code which governs and prohibits rent control in the commercial lease market. "No public entity shall enact any measure constituting commercial rental control, nor shall any public entity enforce any commercial rental control."[13] The chapter's stated intent is "to prevent the imposition of artificial barriers on commercial rents" and shall be applied "to every local jurisdiction in the state."[14] In the late 1970s and early 1980s, the City of Berkeley attempted commercial rent control ordinances with either temporary or very limited geographic application. The ordinances were successfully challenged and ultimately phased out.[15]

Finally, the language of the lease governs in the majority of commercial lessor-lessee relationships. Courts will generally uphold the written terms of a lease, even when deemed unfair and/or unreasonable. The general "automatic" or "implied" protections, such as the warranty of habitability found in residential tenancies, do not exist in commercial situations.

MEANINGFUL PRACTICES FROM OTHER JURISDICTIONS - RESIDENTIAL

Background

Fifteen California cities have adopted rent stabilization ordinances, most recently, the Cities of Mountain View and Richmond, with San Jose, Oakland, and Beverly Hills adopting recent, more protective, revisions to their more longstanding ordinances.[16] San Francisco, the only county with rent stabilization, has had their ordinance in effect since 1979. However, San Francisco is distinct from the County in that San Francisco County has no other cities besides San Francisco within its boundaries. (See Attachment I for a comparison of tenant protections across certain local jurisdictions in California).

Additionally, programs across the State vary in scope and degree of regulation, and are not limited to rent-stabilization provisions. Tenant protections can exist either with, or without rent stabilization, and may include just-cause for eviction requirements, relocation assistance for non-fault tenant evictions, and freedom from discrimination, retaliation and harassment.

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13 California Civil Code § 1954.27, subd. (a)
14 California Civil Code § 1954.25
15 *Ross v. Berkeley* (1987) 655 F. Supp. 820, 823
16 California jurisdictions with rent stabilization ordinances include: Berkeley, Beverly Hills, East Palo Alto, Hayward, Los Angeles, Los Gatos, Mountain View, Oakland, Palm Springs, Richmond, San Francisco, San Jose, Santa Monica, Thousand Oaks, West Hollywood.

Overview of Common Practices

For those jurisdictions that have rent level protections, the CEO noted several common elements across these programs. The rent level protections have been put in place to ensure that proper maintenance of units is performed, that amenities are maintained, that there is a rent decrease process if amenities are taken away, and a rent increase process if a landlord performed rehabilitation or upgrades to a unit, such that a landlord can show there is no longer a fair return on their investment. These practices are maintained in cities such as Santa Monica, West Hollywood, and the City and County of San Francisco.

Further, for a program to effectively control rent levels, jurisdictions couple rent level protections with eviction protections. This includes the establishment of "just cause" ordinances, or laws that lay out specific reasons why a landlord can initiate eviction proceedings against a tenant. Eviction protections without rent level protections still allow landlords to increase the rent to a level that's unaffordable to the tenant, thereby circumventing the eviction process. Every jurisdiction in the State with rent level protections also has eviction protections. San Francisco requires the reason for eviction to be in tenant notices, with information regarding tenants' rights. San Jose, likewise, requires that information on tenants' rights be provided to the tenant upon eviction, and Richmond requires that a notice be filed with their Rent Board prior to eviction.

As rents and property values continue to rise, many jurisdictions have supplemented their rent level protection programs with harassment protections. This is a means to protect tenants whose landlord is acting to "harass" the tenant in an effort to have them voluntarily vacate the unit so that another tenant can move in and the rent can be re-set at a higher level. Such harassment practices include: 1) intimidation tactics, 2) excessive three-day notices to perform covenants of the lease, 3) a landlord's refusal to perform necessary repairs for a tenant, or 4) a landlord entering a tenant's unit unannounced without giving them the proper notice. In order to combat against this type of practice, some jurisdictions, such as Santa Monica, San Francisco and West Hollywood, have chosen to implement a harassment protection ordinance that allows for civil damages in each separate violation of the ordinance.

The following summaries detail common practices from jurisdictions across California, and outside of the State, in establishing tenant protections.

Practices Regarding Rent Stabilization

Rent stabilization ordinances must be consistent with Costa-Hawkins, thereby limiting their applicability to rental units where certificates of occupancy were issued prior to February 1, 1995. Property owners of rentals in existence prior to 1995 may lawfully set the initial rate for any new tenancy. Single family homes

and other single family dwellings, like condominiums separate from the title to any other dwelling, are exempt from rent stabilization as well.

Rent Stabilization Ordinances

The rent stabilization ordinances across the State vary in their applicability standards. Jurisdictions with older rent stabilization ordinances, such as the Cities of Los Angeles and San Francisco, only apply the rent increase limits to rental units that existed at the time the original ordinances were adopted, 1978 and 1979, respectively. Application of recently enacted rent stabilization ordinances in the Cities of Mountain View and Richmond capture all rental units not subject to preemption by Costa-Hawkins, or future changes in State law. The City of Beverly Hills recently revised its ordinance, which previously only applied to rental units built prior to 1978 (when the ordinance was originally enacted), to include additional rentals built prior to 1995, the limit set by Costa-Hawkins. In terms of exemptions from their ordinances, some jurisdictions, such as San Jose, exempt duplexes. Others (Palm Springs and Oakland) exempt small multi-unit properties if the owner resides in one of the units as his or her principle residence. Additionally, San Francisco exempts substantially renovated units. Transient housing units, such as hotels and motels, as well as hospitals, rehabilitation, and care facilities are exempt from rent stabilization.

Permissible Rent Increases

Rent stabilization imposes set limits on annual rent increases, which are generally calculated in relation to the Consumer Price Index (CPI), such as in San Francisco, or calculated based on a flat percentage rate, such as in the City of San Jose, a jurisdiction which recently lowered its allowable increase from 8 percent to 5 percent per year. Each jurisdiction has some allowance for automatic rent increases. Further, in addition to the annual rent increase, some jurisdictions allow for a landlord's costs, such as registration fees or elements of a property tax bill, to be passed through to tenants. Most rent stabilization ordinances are implemented in conjunction with eviction protections and often relocation assistance requirements, so as to discourage landlords from evicting tenants without cause in order to set a higher initial rate for a new tenancy.

One further example is Culver City, which has not enacted a rent stabilization ordinance, but does have a mandatory mediation program between landlords and tenants for excessive or unjustified rent increases, as alleged by the tenant. A tenant may request mediation within 15 days of an increase notice, and the appointed Landlord-Tenant Mediation Board then conducts mediation. After good-faith mediation, any rent increase decided upon is permissible.

Fair Return on Investment

Every jurisdiction with a rent stabilization ordinance also has a mechanism in place to ensure the property owner receives their constitutional right to a fair return on his or her property. Should a landlord believe increased operating

costs justify a greater increase than permitted by ordinance, they may file a rent increase petition with the administrative body to make a fair return on their investment. Similarly, tenants may petition to decrease rents if the housing services provided by the landlord are reduced. A hearing officer typically presides over individual petitions for rent increases or decreases, with an appeal process, and resolution in court if necessary. Some jurisdictions have a Board or Commission that is appointed, such as Mountain View, whose Rental Housing Committee is appointed by City Council, or elected, such as in Berkeley and Santa Monica.

Though inherently limited by Costa-Hawkins, rent stabilization ordinances can be legally drafted to address areas not preempted by the State. Rent control ordinances in Berkeley, Santa Monica, East Palo Alto, and West Hollywood have withstood legal challenges. Recently, Richmond and Mountain View's newly adopted rent stabilization ordinances were challenged by the California Apartment Association, but the plaintiff eventually dismissed the lawsuits.

Practices Regarding Just Cause Evictions

State law does not require a landlord to continue a tenancy at the end of a lease as long as the tenant has been given proper notice of the landlord's intent to end the tenancy.[17] As a means to address displacement concerns, many local jurisdictions have adopted "just-cause" for eviction ordinances, which require a landlord to provide written cause for the termination and evidence supporting the termination action. Ordinances requiring just-cause for eviction are a means to protect tenants from a landlord's ability to evict them to gain potentially significant rent increases. Typically, just-cause ordinances provide a limited range of allowable causes for eviction including: 1) non-payment of rent; 2) significant breaches to the lease agreement; 3) refusal to provide access to the unit; 4) willful damage to the unit; and 5) sub-tenancy without approval.

In all jurisdictions with a rent stabilization ordinance, there are several just causes for eviction through no fault of the tenant. In San Jose, Berkeley, Mountain View, and Richmond, if an owner needs to make substantial repairs to the unit to bring it into compliance with the building code, a landlord can evict the tenant after paying them the appropriate relocation assistance. Further, if the owner chooses to go out of the rental business by availing himself, or herself, of the Ellis Act, the tenants can be evicted without cause, provided that the proper relocation benefits are paid to the tenants. Beverly Hills allows for a no-fault eviction if the owner is converting the unit into a condominium, whereas Santa Monica has placed a ban on condominium conversions.

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17 California Civil Code § 1946.1

A just-cause ordinance can be a stand-alone ordinance or implemented in connection with rent stabilization, as well as relocation assistance. The City of Glendale has a just cause eviction ordinance, which requires relocation assistance, but does not have rent stabilization.[18] Since just-cause ordinances are not subject to Costa-Hawkins limitations, they can be applied to all rentals, or only rent stabilized units, and can also be used to provide additional protections for certain classes of tenants, such as persons with disabilities, elderly, terminally ill, and families with children in school.

Practices Regarding Relocation Assistance

Relocation assistance is another tenant protection used in a majority of jurisdictions surveyed. Typically paired with just-cause evictions, an ordinance can require relocation payments to be paid to tenants when evicted for no fault. The amount required by a jurisdiction varies; some are flat fees depending on the number of bedrooms, and others are dependent upon the type of tenant being displaced, as well as the amount of time the tenant lived in the unit.

The City of Los Angeles requires relocation assistance for units subject to the Rent Stabilization Ordinance for any tenant evicted for a reason where the tenant is not at fault and assesses the fee based on several factors, including the length of the tenancy, the age of the tenants (families with young children or elderly), and the income of the tenant (low-income). The type of property owner is also taken into consideration, and a lower fee is assessed for "mom and pop" property owners who own small multi-unit properties.[19] The City of Oakland only requires relocation assistance payments when the tenant is evicted due to the City's code enforcement efforts mandating the property owner make substantial repairs to the unit, such that they necessitate the tenant moving out.[20] All jurisdictions with rent stabilization require relocation assistance for no-fault or Ellis Act evictions.

Implied Warranty of Habitability

A landlord is legally responsible for repairing conditions that seriously affect the rental unit's habitability. A California Supreme Court case held that all residential leases and rental agreements contain an implied warranty of habitability. Therefore, under this "implied warranty of habitability," a landlord must repair problems that make the rental unit unfit to live in, or uninhabitable. The City of Los Angeles has a tenant habitability ordinance, which incentivizes landlords to correct uninhabitable and hazardous conditions through its cost recovery program. The City of Richmond has a Residential Rental Inspection Program that requires a registration fee and rental inspections with a corresponding

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18 Glendale Municipal Code, Chapter 9.30
19 The City of Los Angeles Municipal Code, Article XV, Section 151.09 (G)
20 Oakland Municipal Code, Chapters 8.22.450 and 15.60.070

inspection fee every three years. In Santa Monica, tenants may petition for a rent decrease if certain entitled amenities are removed and not restored.

Practices to Address Freedom from Discrimination, Retaliation and Harassment

The federal Fair Housing Act states that it is unlawful to discriminate in housing based on race, color, religion, national origin, disability, familial status (having children under age 18), or sex.[21] All rental properties are covered under this act, and all tenants are protected by it. In addition to the Fair Housing Act, and other federal and State laws, several local jurisdictions have chosen to enact ordinances to further protect tenants against discrimination, retaliation, harassment, or some combination thereof.

In general, Courts will assume "retaliation" by the landlord if negative action is taken on the tenant within 180 days (six months) after any of the prior tenant actions.[22] Where retaliation is assumed, a tenant may offer the retaliation as a defense to eviction. The City of Oakland has an ordinance reflecting the same, whereas the City of Glendale has an ordinance imposing fines for retaliatory evictions.[23] Santa Monica, San Francisco, and West Hollywood prohibit discrimination, retaliation and harassment, and allow for civil penalties against those who are found to engage in such practices.

Tenant harassment may take on various forms. State law expressly prohibits a landlord from abusing the right to enter the unit.[24] The Cities of Santa Monica and West Hollywood each have ordinances that define retaliatory and discriminatory actions by a landlord as a form of harassment, as well as provide several other prohibitions against threats, intimidation, and misrepresentation. The City of Santa Monica has also expressly prohibited landlord discrimination on the basis of a tenant's source of income, including Section 8 housing vouchers.[25] Neither federal nor California law prohibits discrimination against Section 8 housing voucher holders. The City of Santa Monica's law defines refusal to accept Section 8 as a form of tenant harassment. The law was challenged and ultimately upheld in Los Angeles Superior Court.

The City and County of San Francisco addresses the issue of Section 8 housing vouchers through prohibitions against source of income discrimination. Under San Francisco law, property owners and real estate agents are prohibited from refusing to accept federal, state, or local housing subsidies as a form of rental payment, or to indicate in rental advertisements that housing subsidies will not be

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21 42 U.S.C. §§ 3601 *et seq.*
22 California Civil Code § 1942.5
23 Oakland City Code §8.22.130; Glendale Municipal Code § 9.30.060 to 9.30.070
24 California Civil Code § 1954
25 Santa Monica Municipal Code § 4.28.030

accepted as payment.[26] Eight states and the District of Columbia have enacted anti-discrimination ordinances based on a tenant's source of income.

Government Funded Legal Representation

San Francisco partially funds full scope legal representation in eviction defense cases as a mechanism for protecting tenants. Beginning in 2012, San Francisco became the nation's first "Right to Civil Counsel City," providing access to legal services in cases involving basic human needs, including a focus on housing and representation in unlawful detainer proceedings. San Francisco has funded a position to administer this program, with legal representation provided pro bono. However, only 10 percent of the tenants who use the city-funded network are able to get full scope legal representation, due to the lack of adequate funding for the network of attorneys.

The City of New York recently announced a plan to protect tenants threatened by "unlawful" displacement, including those being targeted by landlords looking to replace the tenants with higher paying renters. This support will be paid for by a $93 million increase in City funding for tenant legal services to be phased in over five years. Under the City's plan, tenants with household incomes below $50,000 will have access to the free legal representation. The program plans to serve over 400,000 tenants by the time that it is fully implemented in four years.

Practices Regarding Funding and Administration of Tenant Protections

Rent stabilization programs operate based on either a mandated registration system, or a complaint-based system, where violations arise only when a tenant or landlord files a petition. All registration-based programs require the landlord to pay a fee for units registered and subject to rent stabilization. As of 2016, the City of Los Angeles requires landlords to register current rent amounts, the last rent increase, utilities paid by the landlord, and parking provided. Since 1999, the City of Santa Monica has maintained similar registration requirements, as well as the reason for ending the prior tenancy and an option to register additional amenities, such as storage space and pet approvals. The Cities of Berkeley and West Hollywood also operate under a registration model. The Cities of San Francisco and Oakland do not require registration, and operate under the complaint-based model.

In cities with a registration program, the registration fee is used to offset the cost of administering the tenant protections through the local agency. An annual registration fee will be assessed to the landlord to register each unit under the rent stabilization program. The landlord may then in turn pass a portion of that

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26 San Francisco Police Code Article 33

registration fee on to the tenant as a surcharge in addition to their monthly maximum allowable rent. Santa Monica allows for half of the registration fee to be passed to the tenant, as does the City of Berkeley.

In San Francisco, where there is no registration program, the fees are collected as a portion of property taxes. The costs of administering and enforcing the Rent Ordinance through the Rent Board are equitably distributed among San Francisco's residential units. The owner of each residential unit is required to pay an annual rent stabilization and arbitration fee, which is the projected annual cost of funding the Rent Board, plus related administrative costs. The tax collector bills the fee to all owners of residential property on the property tax bill. All laws applicable to the collection and enforcement of property taxes are applicable to the collection and enforcement of the rent stabilization and arbitration fee, and any lien as a result of the nonpayment of the fee has the same effect as a judgment lien.

To ensure proper implementation of tenant protection ordinances, jurisdictions provide for due process regarding a proposed rent increase in excess of the maximum allowable rent, allegations of an unjust or unlawful eviction, allegations of discrimination or retaliation, or allegations of uninhabitable accommodations. This administrative process ranges from mediation and arbitration in some jurisdictions such as Culver City, to administrative hearings before a hearing officer, Board, or Commission, such as in Berkeley, West Hollywood and Santa Monica.

To oversee the administrative process and to adjudicate appeals, most jurisdictions with rent-stabilization programs establish a public body, either appointed or elected, to implement the ordinances, publish the rate for the annual general rent adjustments, hear petitions for individual rent adjustments above the annual general adjustment or requests for rent decreases, hear removal permits, and make policy by conducting studies, amending ordinances, and publishing reportable statistics.

Practices Outside of California

Outside of California, there are tenant protection programs in different states and localities. For example, a number of communities in New York State have rent regulation. In New York City, 2 percent of the buildings are rent controlled and allow rent increases only for increased operating costs; whereas others are rent stabilized, which generally covers buildings built after 1947 and before 1974 that have six or more units. For the rent-stabilized units, a landlord can only increase rent by 1 percent for a one-year lease, and 2.75 percent for a two-year lease. When rent reaches $2,500, or if the tenant's income exceeds $200,000 for two consecutive years, the landlord can deregulate the apartment and bring it up to market rates. Tenants are additionally entitled to receive required services, to

have their leases renewed for a term of one or two years, and may not be evicted except on grounds allowed by law. Tenants who are disabled or 62 years or older may also qualify for full exemption, or partial exemption from rent increases. Tenant protections also prohibit harassment of rent-regulated tenants.

Rent control in Washington, D.C. is generally subject to rentals built before 1975 and allows a restricted annual increase equal to the CPI plus 2 percent, but not more than 10 percent. For tenants who are elderly or disabled, the maximum increase in rent charged is the CPI percentage only, but not more than 5 percent. The law in Washington D.C. requires that all rentals are registered with the Rental Accommodations Division. Upon vacancy of a unit, the landlord may increase the rent by 10 percent over what charged to the former tenant, or increase the rent up to the amount charged for a comparable unit, but not in an amount greater than 30 percent.

The above examples demonstrate additional approaches to providing residential tenant protection, such as mandating lease renewals and setting limits on rent increases after vacancies. California localities are, however, prohibited from adopting such laws due to preemption by Costa-Hawkins.

MEANINGFUL PRACTICES FROM OTHER JURISDICTIONS - COMMERCIAL

In commercial tenancies, the written contract between the landlord and the tenant governs, thus tenant protections are more limited. However, a small number of jurisdictions have explored protecting commercial tenants to maintain the continuity of small and local businesses. To incentivize protection of "legacy" businesses, San Francisco passed Proposition J in 2015.[27] A business may qualify as a legacy business if the business is 30 years or older, has contributed to its neighborhood's history, and agrees to maintain their identity, name, and craft. Under Proposition J, legacy businesses receive grants of $500 per full-time employee up to 100 employees per year, and landlords who extend the leases of such businesses for at least ten years receive $4.50 per square foot up to 5,000 square feet of space leased per year.

In New York City, the City Council introduced the Small Business Jobs Survival Act in 2014, which would have required a 10-year minimum lease with a right to renewal, negotiation requirements, and prohibition on landlords passing taxes on to tenants. There has been no action taken on this bill since its introduction.[28] In 2016, New York City adopted the Commercial Tenant Harassment law. The law prohibits landlords from engaging in harassing tactics to encourage a tenant to end the tenancy and provides for civil penalties in court ranging from

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27 San Francisco Administrative Code Section 2A.242. Legacy Business Registry
28 The New York City Council, File Int. No. 402 (2014).

$1,000 to $10,000.[29] The court may also issue a restraining order against the commercial landlord to prevent further harassment, and may require the landlord to pay a tenant's attorney's fees if the tenant prevails in a legal proceeding.

EXISTING INFORMATION AND ANALYSIS OF PRIVATE RENTAL HOUSING STOCK

Several studies and mapping projects have endeavored to analyze displacement trends, including demographic and physical changes, in neighborhoods" and cities in the Southern California region. There has not, however, been a comprehensive study of these trends in the unincorporated areas of the County.

To evaluate the applicability of tenant protections for the private rental and commercial housing stock in Los Angeles County, the CEO identified and gathered publicly available statistical information from a variety of sources including:

- United States Census
- American Community Survey (ACS) databases
- Applied Geographic Solutions populated by GIS Planning
- CoStar, Redfin, Zillow and other online sources
- State Bureau of Real Estate condominium conversion data
- Department of Regional Planning's GIS-NET3
- Housing Authority of the County of Los Angeles databases of Low Income Housing Tax Credits and Public Housing Units
- Department of Public Works building permit and demolition permit data

The CEO analyzed the information available from these sources to determine factors indicating displacement, and to gain a preliminary understanding of the scope of the issues affecting neighborhoods in the unincorporated areas of the County.

The CEO engaged a consultant with expertise in real estate, zoning, and demographic indicators to conduct an analysis centered on the County's unincorporated communities. The consultant team reviewed the sources of data above by Community Statistical Area (formerly known as Board Approved Statistical Area (BASA), and determined target communities for further analysis based on the number of multi-family rental units in buildings with at least five or more units.[30] From a total set of 125 communities, the consultant team profiled 30 areas, representing over 75 percent of the population in the unincorporated County.

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29 New York City Administrative Code, Chapter 9, Sections 22-902 and 22-903.
30 This was with the exception of one unincorporated community in the third district, West Chatsworth, which presented with mobile homes as the majority of rental units.

Key Indicators Analyzed

In order to analyze the existing rental housing stock and commercial properties for lease in the 30 chosen areas, the consultant team reviewed several key indicators to assign a level of displacement risk in each unincorporated area profiled. Certain of the key indicators are as follows:

- Changes in rents and housing prices
- Changes in household incomes
- Changes in housing tenure
- Availability of income-restricted affordable housing

Each community was then classified as experiencing "evident displacement," "potential displacement", or "no evidence of displacement" when all factors taken together were analyzed. See Attachment II for a summary of this analysis.

Summary of Findings

Los Angeles County's shortage of homes affordable and available to lower-income families continues to grow. Home prices in Los Angeles County have increased nearly 80 percent over the past five years, with average rents for both apartments and retail space increasing by over 25 percent, according to the real estate brokerage Redfin. The County's median household income has not increased proportionally over the same time period, as reported by the State's Department of Housing and Community Development. This and the above referenced indicators suggest that displacement, or the possibility of displacement may be an issue throughout much of the County.

As referenced previously, the population in the 30 unincorporated areas profiled represents 75 percent of the total unincorporated area population. There are over 93,000 rental units in the area profiled, and the median household income is $61,680 annually. The average rent was estimated at $1,300 per month in 2017, up from $1,000 per month five years ago. Further, the analysis found that of those residing in the profiled unincorporated areas, 44 percent are renters.

Of the 30 communities profiled, data revealed evidence of displacement in five unincorporated areas. These areas are: East Los Angeles, East Rancho Dominguez, Lennox, Willowbrook, and West Chatsworth. A summary is provided below:

East Los Angeles

East Los Angeles has a median income of $38,766, which is well below the unincorporated area median income of $61,680. Despite this relatively low median income, the average rent is $1,140 per month. Two-thirds of households in this area rent rather than own their homes. With multiple transit stations and

associated development planned for East Los Angeles, the area's improved accessibility may attract increased real estate investment, disproportionately affecting lower income residential tenants and commercial renters.

East Rancho Dominguez

East Rancho Dominguez has a 49 percent renter population with a $44,127 Area Median Income. This is a lower median household income than the County overall, and over 60 percent of the households would qualify for affordable housing. However, there are only 75 rental units in East Rancho Dominguez that are restricted affordable housing, and there has been a higher than average rate of foreclosures in recent years. These statistics and others, taken together, may indicate a high risk of displacement.

Lennox

In Lennox, over 70 percent of households rent rather than own their homes, while the median income is $36,424 annually. Despite this lower than average median income, the median rent is $1,350 per month. This represents a 64 percent increase over the last five years. Due to the fact that rents have increased more rapidly in Lennox than throughout the County, and at a faster rate than income levels in this same area, market pricing pressures are significantly impacting tenants in this area.

Willowbrook

Willowbrook is home to 4,100 of the unincorporated County's rental units, and the median household income of $36,481 is well below the County average. Areas of potential impact include the higher than County-average rate of foreclosures in recent years, and planned transit improvements and associated development. This could exacerbate both residential and commercial displacement.

West Chatsworth

In West Chatsworth, located in northwest San Fernando Valley, the number of renter-occupied units has increased 79 percent between 2000 and 2015. Of note, 43 percent of the total housing units in the community are mobile homes, and 65 percent of the mobile homes are renter-occupied. The rental vacancy rate is high at 25 percent. Additionally, there is currently a significant amount of retail square footage available in West Chatsworth, and retail rents have increased 46 percent over the last five years. This could indicate market pressures for retail tenants in this unincorporated area. Further study is needed of both the residential and commercial rental market in this area.

Notable Observations

Although evidence of displacement was not seen in each community, several communities presented data that will require further analysis to determine

what tenant protections, if any, would be most appropriate. For example, the unincorporated community of Marina del Rey is unique in that the land is entirely County-owned and 95 percent of housing units are renter-occupied. The area's median rent is high at $3,100 per month, but the small household size could indicate that these may be senior householders, comprised of retirees who have assets in addition to retirement income. Also of note was that in Willowbrook from 2000 to 2015, there was a 44 percent decrease in rental housing stock. Issues such as this, as well as the circumstances affecting Marina Del Rey, will be analyzed further as the County moves forward with its examination of tenant protections.

Next Steps and Further Analysis

Upon submission of this Framework, the CEO will convene the Tenant Protections Working Group (Working Group) to further explore and analyze the private rental housing stock in the unincorporated areas of the County. Additional information will be gathered to compare the vacancy rate, cost of housing and rate of eviction in jurisdictions with rent stabilization and tenant protections versus those jurisdictions that have not imposed specific tenant protections. The Working Group may also review the broader economic impacts to jurisdictions with rent stabilization to assess the full range of costs and benefits associated with tenant protections.

INVENTORY OF STAKEHOLDERS

The May 16, 2017 Motion requested an inventory of stakeholders with an interest in the rental property market. To assist with this response, the CEO directed the Department of Consumer and Business Affairs (DCBA) to prepare the inventory as they are actively engaged with the landlord and tenant community. DCBA assists landlords and tenants by offering counseling to interested parties to educate them as to their rights and responsibilities under the law, and by offering free, confidential mediation to avoid eviction proceedings. DCBA prepared an inventory of organizations, constituencies, stakeholders and advocates with expertise, or involvement in the rental property market (see Attachment III). The inventory consists of Community Based Organizations for both landlord and tenant advocates, governmental agencies, groups providing legal assistance to landlords and tenants, as well as business organizations and chambers of commerce. The County has expressed an interest in engaging a diversity of viewpoints as it establishes the Working Group to review the Framework and put forth recommendations in response to the Motion.

CONCLUSION

As housing costs continue to rise in Los Angeles County, there is the likelihood of significant rent increases for tenants in homes that are currently affordable to

them. In researching the legal and regulatory framework for the private rental market, as well as studying exemplars from other jurisdictions, the information presented herein can help guide a public engagement process on tenant protections. The Framework is an attempt to give the necessary background to inform decisions regarding which tenant protections might be considered to provide at-risk tenants with greater stability in their homes.

ATTACHMENT I

TENANT PROTECTIONS IN CALIFORNIA

TENANT PROTECTIONS IN CALIFORNIA

	Beverly Hills	Berkeley	Culver City	Glendale	Los Angeles	Mountain View	Richmond	San Francisco	San Jose	Santa Monica	West Hollywood
Rent Stabilization *Single family homes and Condos with separate title are exempt per State law	Yes Exempt: Units built after 1995; Units for transient guests; Condos; Owned by Non-Profit/ Government; Units not occupied as the tenant's principle residence (*Prior to 2017, units built after 1978 were exempt. A recent revision now includes units built before 1995.*)	Yes Exempt: Units owned by Berkeley Housing Authority; Section 8 units; Built after 1980; Units owned by non-profit	No Mandatory mediation for excessive or unjustified rent increases, as claimed by the tenant Exempt: Single family homes and Condos with separate title, leases with contractual set increases	No	Yes Exempt: Units built after 1978	Yes Exempt: Units specifically exempted by Federal State Law and Affordable Housing; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Built after 2016	Yes Exempt: Any exempt per Costa-Hawkins; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Second Units; Temporary Rental; Renting a room	Yes Exempt: Units built after 1979; Hotels/ motels; non-profit owned; care facilities; dorms; substantially rehabilitated; permanently removed from rental housing use pursuant to the Ellis Act; Commercial space infrequent residential use; no longer residential and now commercial	Yes Exempt: Duplexes, County Property, Any units built after 1979	Yes Exempt: Units built after 1979; After determination of exemption by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less	Yes Exempt: Units built after 1979; After determination of exemption by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less
Allowable Annual Increase *Consumer Price Index ("CPI")	Equal to CPI or 3%, whichever is greater (*decreased from 10% in 2017*)	65% of CPI	Any allowed by State law after good faith mediation	N/A	Equal to CPI within 3% and 8%	Equal to CPI within 2% and 5%	Equal to CPI, not less than zero percent	60% of CPI	5% (*decreased from 8% pursuant to 2016 interim ordinance*)	75% of CPI	75% of CPI
Notices Required	As required by State law	As required by State law	Tenant can request mediation w/in 15 days of increase notice	Reason for termination and advising or relocation assistance	Post notification of rent stabilization	Reason for termination and advising or relocation assistance	Increases/ new tenant/ termination notice to Rent Board prior to tenant	Notices for eviction to include reason and tenants' rights	Advise Tenant of rent ordinance and provide copy of tenants' rights	Rent increases, w/ date that registration fees were paid, reason for eviction	Notice and posting of tenants' rights
Public Body	Human Relations Commission, appointed	Rent Stabilization Board, elected	Landlord-Tenant Mediation Board , appointed	No	Rent Adjustment Commission appointed	Rental Housing Committee, appointed	Rent Board, appointed	Rent Board Commission, appointed	Advisory Commission on Rents, appointed	Rent Control Board, elected	Rent Stabilization Commission, appointed
Registration Fees	Yes, but amount not yet established	$270/unit partial pass through	No	No	$24.51 (registration) + $43.32 (code enforcement)/ unit	Yes, to be established by the Rental Housing Committee	Yes, but amount not yet established	$45/apartment 50% passed to Tenant	Yes	$198/ unit 50% passed to Tenant	$144/ unit 50% passed to Tenant pro-rated

TENANT PROTECTIONS IN CALIFORNIA

	Beverly Hills	Berkeley	Culver City	Glendale	Los Angeles	Mountain View	Richmond	San Francisco	San Jose	Santa Monica	West Hollywood
Just-Cause Eviction	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease.	Yes. Failure to pay; breach of lease; tenant willfully damages the unit and refuses to pay for repairs; failure to renew a similar lease; tenant disturbs peace and quiet of other occupants; failure to give access; criminal activity	No	Yes. Failure to pay; breach of lease; nuisance/ damage; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease; smoking in non-smoking unit or common areas	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to give access	Yes. Failure to pay; breach of lease; nuisance; failure to give access	Yes. Non-payment of rent; Breach of lease; Owner-occupancy; perform capital improvements substantial rehabilitation; withdraw the rental units from the rental market; nuisance; demolition	Yes. Failure to pay; breach of lease; substantial damage to the unit; nuisance; failure to renew a similar lease; failure to give access; unapproved sublease (*Newly added per revision pursuant to 2016 interim ordinance*)	Yes. Failure to pay; breach of lease; nuisance/ damage; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease	Yes. Failure to pay; breach of lease; nuisance; criminal activity; failure to renew a similar lease; failure to give access; unapproved sublease; termination of employment for an onsite manager
Just-Cause No Fault *Ellis Act evictions allowed per State law	Owner/ manager move in; demolition; condo conversion; major remodel	Owner move in; repairs to bring to code; permit to demolish	No	Demolition; Owner/Manager move in; removal from rental market; Government order to vacate	Owner/ manager move in; demolition; removal from rental market; Government order to vacate	Substantial Repairs; Owner Move in; Removal from the rental market; Demolition	Substantial Repairs; Owner Move in; Removal from the rental market	Owner move in, capital improvements substantial rehabilitation	Substantial Repairs; Owner Move in; Removal from the rental market; City Code Enforcement; Converting an illegal use to legal	Owner move in; demolition	Owner move in; substantial repairs required by government
Eligibility	All Rental Units pre-1995	All Rental Units	N/A	All Rental Units	All Rental Units pre-1978	All triplexes and larger pre-2016	Units Also Subject to Rent Stabilization	All Rental Units	All Rental Units (*per 2016 interim ordinance*)	All Rental Units	All Rental Units
Exempt from Just-Cause Eviction	Units for transient guests; Condos; Owned by Non-Profit/ Government; Units not occupied as the tenant's principle residence	Two Unit properties with one unit owner occupied; Tenant shares with owner; units rented to transient guest; Care Facilities; Dorms; Owned by Non-Profit/ Government/ Fraternity or Sorority	No	Duplexes or smaller; Section 8; Hotels	Any units built after 1978; Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Luxury housing; Substantially renovated units; Affordable housing	Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Companion Units; Duplexes	Hotels; Care Facilities; Dorms; Owned by Non-Profit/ Government; Second Units; Temporary Rental; Renting a room	Hotels/ motels; non-profit owned; care facilities; dorms; some government owned	Duplexes, Permitted Second Units County Property	After determined exempt by Rent Control Board, hotels, care facilities, owner occupied 3 unit or less	Institutional facilities, non-profit housing; and some units in hotels or motels
Relocation Assistance	Yes, other than Just-Cause (*amounts increased as of 2017*)	Yes for No Fault and No Good Cause	No	Yes for No Fault; Act of God; Condo conversion application is stated in lease;	Yes for No Fault	Yes and First Right of Return for No Fault	Yes for No Fault	Yes and First Right of Return/ Refusal.	Yes for No Fault. (*Newly added per revision pursuant to 2016 interim ordinance*)	Yes for No Fault	Yes for No Fault
Discrimination, Retaliation, and Harassment Protection Ordinance	Retaliation prohibited by ordinance	Retaliation prohibited by ordinance	Protects right to mediate without retaliation	Retaliation prohibited by ordinance	No	Retaliation prohibited by ordinance	Retaliation prohibited by ordinance	All prohibited by ordinance	Retaliation prohibited by ordinance	Harassment ordinance addressing all	Harassment ordinance addressing all

ATTACHMENT II

PRELIMINARY DISPLACEMENT DESIGNATION, WITH ECONOMIC AND DEMOGRAPHIC DATA, OF LOS ANGELES COUNTY UNINCORPORATED AREAS

LIST, WITH PRELIMINARY DISPLACEMENT DESIGNATION, OF LOS ANGELES COUNTY UNINCORPORATED AREAS

DISPLACEMENT COLOR CODES | **EVIDENT DISPLACEMENT (5)** | **POTENTIAL DISPLACEMENT (13)** | **DISPLACEMENT NOT EVIDENT (12)**

		Median Household Income		Average Rent per Month		Median Sales Value		Percent Renter		Unit Growth (Owner and Renter-Occupied)		Affordable Units [1]
Unincorporated Area	Total Rental Units	No. (2015)	Pct. Change (2000-2015)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	No. (Q2 2017)	Pct. Change (Q2 '12-Q2 '17)	Pct. (2015)	Pct. Change (2000-2015)	No. (2000-2015)	Pct. Change (2000-2015)	No. (2017)
Altadena	4,419	$86,050	42%	$1,240	17%	$784,000	72%	28%	8%	+640	4%	22
Athens (or West Athens)	8,590	$34,430	17%	$990	19%	$499,000	99%	66%	5%	+1,025	9%	528
Castaic	1,106	$104,427	104%	$1,100	27%	$598,000	66%	19%	-54%	+4,930	525%	150
Charter Oak (islands)	1,457	$61,620	21%	$1,570	23%	$542,000	61%	36%	3%	-164	-5%	64
Del Aire	714	$74,573	35%	$2,360	24%	$598,000	84%	31%	51%	+395	14%	0
East Los Angeles	20,430	$38,766	36%	$1,140	20%	$430,000	90%	66%	5%	+1,556	5%	923
East Pasadena	709	$76,523	43%	$1,370	26%	$823,000	46%	36%	27%	-27	-1%	0
East Rancho Dominguez	1,590	$44,127	35%	$760	1%	$385,000	103%	49%	6%	+591	21%	75
East San Gabriel[3]	2,179	$65,833	28%	$1,380	23%	$824,000	52%	42%	-8%	+1	0%	0
East Whittier	732	$69,066	39%	$1,390	28%	$505,000	68%	36%	-16%	+1,701 [2]	104%	89
El Camino Village/Alondra Park	1,377	$56,631	43%	$1,130	23%	$474,000	64%	48%	-6%	-445	-16%	0
Florence/Firestone/Graham	9,176	$33,934	33%	$850	11%	$344,000	105%	66%	6%	+1,019	8%	58
Hacienda Heights	3,535	$78,039	31%	$1,520	25%	$570,000	61%	23%	12%	+27	0%	0
La Crescenta	2,710	$85,458	42%	$1,560	23%	$702,000	72%	34%	-2%	+6	0%	62
Ladera Heights	710	$102,281	13%	$2,100	23%	$786,000	98%	27%	13%	+218	8%	0
Lennox	3,886	$36,424	29%	$1,350	64%	$471,000	76%	72%	1%	+304	6%	23
Los Nietos/West Whittier	2,469	$65,363	42%	$1,280	23%	$451,000	66%	28%	6%	+177	3%	49
Marina del Rey[4]	4,907	$100,195	46%	$3,100	22%	$898,000	53%	95%	3%	-166	-3%	117
Quartz Hill	1,067	$54,245	10%	$1,200	42%	$321,000	84%	30%	13%	+183	5%	40
Rowland Heights	4,878	$59,534	14%	$1,430	17%	$678,000	50%	33%	-3%	+442	3%	144
San Pasqual	397	$87,708	8%	$1,590	21%	$823,000	46%	40%	-4%	-30	-3%	0
South Whittier	5,573	$62,592	32%	$1,280	22%	$486,000	64%	36%	2%	+480	3%	112
Stevenson Ranch	1,993	$119,394	37%	$2,000	34%	$694,000	37%	29%	74%	+2,296	60%	0
View Park/Windsor Park	1,306	$82,718	38%	$1,280	17%	$743,000	106%	30%	25%	+212	5%	0
Walnut Park	1,745	$42,400	18%	$810	15%	$389,000	82%	48%	5%	+71	2%	0
West Carson	1,952	$64,613	32%	$2,020	71%	$434,000	73%	27%	8%	-44	-1%	0
West Chatsworth[5]	237	$68,000	-7%	$1,720	23%	$569,000	64%	34%	79%	-23	-3%	0
West Puente Valley	594	$64,726	30%	$1,250	21%	$420,000	76%	22%	23%	+328	7%	89
West Rancho Dominguez/Victoria	91	$47,881	17%	$1,150	12%	$399,000	93%	35%	-8%	- [2]	-	-
Willowbrook	4,100	$36,481	31%	$1,090	15%	$335,000	108%	62%	29%	-3,700 [2]	-44%	424
Comparison: Los Angeles County	***1,830,650***	***$56,196***	***33%***	***$1,660***	***26%***	***$574,000***	***79%***	***54%***	***4%***	***+129,295***	***4%***	***N/A***
Comparison: Selected Area Average / Total	***93,339***	***$61,860***	***34%***	***$1,300***	***22%***	***$569,000***	***76%***	***44%***	***3%***	***+17,547***	***9%***	***3,247***

[1] Includes LIHTC Units and Public Housing Units

[2] The data on housing growth for East Whittier, West Rancho Dominguez/Victoria (not available) and Willowbrook from 2000-2015 appear to be outliers. The consultants have not been able to confirm that these figures are accurate. Further analysis is needed.

[3] Total Rental Units, Percent Renter, and Unit Growth data for East San Gabriel is from the ACS 2011-2015 5-Year Estimate, as housing unit data for this area is not available on LocateLACounty.

[4] Total Rental Units data for Marina del Rey is from the ACS 2011-2015 5-Year Estimate, rather than AGS/LocateLACounty.

[5] Total Rental Units, Median Household Income, Percent Renter, and Unit Growth for West Chatsworth only reflect data for 2010-2015, as that area was part of a larger Census tract prior to 2010; data for this area is not available on LocateLACounty.

Sources: American Community Survey; Applied Geographic Solutions/LocateLACounty (a newly created County sponsored database); CoStar; Los Angeles County Community Development Commission; U.S. Census; Redfin; Zillow.

ATTACHMENT III

INVENTORY OF ORGANIZATIONS WITH EXPERTISE OR INVOLVEMENT IN THE RENTAL MARKET

Inventory of Organizations with Expertise or Involvement in the Rental Market

The Los Angeles County Department of Consumer and Business Affairs (DCBA) has compiled a list of stakeholders and advocates with expertise or involvement in tenant protection, eviction defense and the rental property market. These stakeholders and advocates serve the vast majority of Los Angeles County constituencies including tenants, landlords, business groups, realtor associations, and building associations.

This list is intended to identify a broad cross section of government agencies, community based organizations, academic research, business associations and tenant/landlord advocates who have an interest or represent a constituency in the rental housing/commercial market. As this work unfolds, DCBA intends to expand this list as appropriate to ensure all relevant constituencies are included and have a voice.

Government Agencies					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Beverly Hills Rent Stabilization, Community Preservation	455 N Rexford Drive Beverly Hills, CA 90210 (310) 285-1173 http://www.beverlyhills.org	Nestor Otazu, Manager Rent Control	Tenant Protection	Administers Rent Stabilization Ordinance	3
City of Los Angeles Housing and Community Investment Department	1200 West 7th Street, 1st Floor Los Angeles, CA 90017 (213) 473-3231 http://hcidla.lacity.org	Rushmore Cervantez, General Manager	Tenant Protection	Promotes livable and prosperous communities through the development and preservation of decent, safe, and affordable housing, neighborhood investment and social services.	1,2,3,4,5
City of Los Angeles Department of Building and Safety, Code Enforcement Bureau	201 and 221 N. Figueroa Street, Los Angeles, CA 90012 (213) 473-3231 www.ladbs.org	John Biezins, Bureau Chief	Tenant Protection	Responsible for investigating code violations on existing commercial buildings, hotels, motels, and single-family residential buildings.	1,2,3,4
City of Santa Monica City Attorney's Office Consumer Protection Division	1685 Main Street, 3rd floor Santa Monica, CA 90401 (310) 458-8336 https://www.smgov.net	Adam Radinsky, Chief Deputy City Attorney	Tenant Protection	Assist tenants and property owners understand their rights and responsibilities, while encouraging cooperation. Also enforce the law through court actions.	3
Housing Authority of Los Angeles County	700 West Main Street, Alhambra, CA 91801 (626) 262-4510 www.lacdc.org	Sean Rogan, Executive Director	Tenant Protection	The Housing Authority serves in Los Angeles County, administering both the Section 8 housing Choice Voucher and Public Housing programs.	1,2,3,4,5

Government Agencies (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
County of LA Public Health	5050 Commerce Drive Baldwin Park, CA 91706 (888) 700-9995 http://publichealth.lacounty.gov	Dr. Barbara Ferrer, Director	Tenant Protection	Conducts routine and complaint inspections of approximately 60,000 multiple family dwellings annually	1,2,3,4,5
Housing Authority of the City of Los Angeles	2600 Wilshire Blvd., Los Angeles, CA 90057 (213) 252-2500 www.hacla.org	Douglas Guthrie, President/CEO	Tenant Protection	Provides affordable housing to over 6,500 families with very low income in Los Angeles.	1,2,3,4,5
County of Los Angeles Department of Consumer and Business Affairs	500 W. Temple Street, Room B96 Los Angeles, CA 90012 800-593-8222 dcba.lacounty.gov	Brian J. Stiger, Director	Tenant Protection	Counsel tenants and landlords about rent payments, leases, making repairs, late fees or returning deposits.	1,2,3,4,5
Santa Monica Rent Control Board	1685 Main St. Room 202 Santa Monica, CA 90401 (310) 458-8751 www.smgov.net	Tracy Condon, Executive Director	Tenant Protection, eviction defense	Carry out the Rent Control Law's five basic goals: controlling residential rents; limiting the grounds for eviction; preserving rental housing; encouraging maintenance; and ensuring rental-property owners a fair return.	3
West Hollywood Rent Stabilization and Housing	8300 Santa Monica Blvd., West Hollywood, CA 90069 (323)-848-6596 www.weho.org	Peter Noonan, Manager	Tenant Protection, eviction defense	Administers Rent Stabilization Ordinance and Inclusionary Housing Program to maintain and promote a vibrant residential community.	3

Community Based Organizations Providing Legal Services to Tenants					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
BASTA	2500 Wilshire Blvd, Ste.1050 Los Angeles, CA. 90057 213-736-5050 https://basta.org	Daniel J. Bramzon, Director	Tenant Protection, eviction defense	Defend the rights of tenants in the safety and security of their home to establish a base for them to prosper, advance, and contribute positively to society as a whole. Defend tenants, stop unlawful evictions and prevent homelessness.	1,2,3,4,5
Bet Tzedek Legal Services	3250 Wilshire Blvd., 13th Floor, Los Angeles, CA 90010 (323) 939-0506 https://www.bettzedek.org	Jessie Kornberg, President/CEO	Tenant Protection, eviction defense	Provides free, legal advice and representation to low-income residents of Los Angeles County.	1,2,3,4,5
Eviction Defense Network	1930 Wilshire Blvd., #208 Los Angeles, CA 90057 (213) 385-8112 http://edn.la	Claudia Medina, CEO	Eviction defense	Assist tenants respond to unlawful detainer court summons.	1
Fair Housing Foundation Long Beach	3605 Long Beach Blvd., Ste. 302 Long Beach, CA 90807 (562)989-1206 http://fairhousingfoundation.com	Barbara Ann Shull, Executive Director	Tenant Protection, eviction defense	Counsel's tenants, landlords, and housing providers on their rights and responsibilities answers general housing inquiries, pursue habitability cases, provide unlawful detainer assistance, conduct mediations, and provide appropriate referrals.	4
Inter City Law Center	1309 East Seventh Street, Los Angeles, CA 90021 (213)891-2880 www.innercitylaw.org	Adam Murray, Executive Director	Tenant Protection, eviction defense	Provides legal services to tenants facing eviction, combats uninhabitable housing while developing strategies to end homelessness.	1,2,

Community Based Organizations Providing Legal Services to Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Legal Aid Foundation of Los Angeles	634 S. Spring St. Suite 400A Los Angeles, CA 90014 800-399-4529 https://lafla.org	Silvia R. Argueta Executive Director	Tenant Protection, eviction defense	Advocates on behalf of tenants through eviction defense, counseling regarding housing issues.	1,2,3,4,5
Neighborhood Legal Services of Los Angeles	1102 East Chevy Chase Drive, Glendale, CA 91205 800-433-6251 http://www.nlsla.org	Neal S. Dudovitz, Executive Director	Tenant Protection, eviction defense	Works to preserve affordable housing and rent control, prevents unlawful evictions and foreclosures, and fights discrimination in Section 8 and other government-subsidized housing.	1,2,3,4,5
Public Counsel – Shriver Housing Project LA	111 North Hill Street, Room 115 Los Angeles, CA 90012 (213) 385-2977 http://www.publiccounsel.org	Margaret M Morrow, CEO	Tenant Protection, eviction defense	Provides legal services to tenants facing eviction.	1,2
Western Center on Law and Poverty	3701 Wilshire Blvd., Suite 208 Los Angeles, CA 90010 (213) 487-7211 http://wclp.org	Paul Tepper, Executive Director	Tenant Protection, eviction defense	Counsel and assists tenants understand their rights under the law.	1,2,3,4,5

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Alliance of Californians for Community Empowerment Institute (ACCE Institute)	3655 S. Grand Ave, Suite 250 Los Angeles CA 90007 213-863-4548 http://www.acceaction.org	Christina Livingston, Executive Director	Tenant Protection	Works to preserve affordable rents, ensures responsible housing development, tackles uninhabitable housing conditions, and prevents evictions.	1,2,3
Asian Americans Advancing Justice-Los Angeles	1145 Wilshire Blvd., 2nd Floor Los Angeles, CA 90017 888-349-9695 https://www.advancingjustice-la.org	Stewart Kwoh, President and Executive Director	Tenant Protection	Provide assistance to tenants facing eviction, disputes regarding security deposits, and health and safety issues.	1,4,5
California Housing Consortium	30141 Agoura Road, Suite 106 Agoura Hills, CA 91301 818-735-9551 http://calhsng.org	Ray Pearl, Executive Director	Tenant Protection	Advocates for the production and preservation of housing affordable to low/moderate-income Californians.	1,2,3,4,5
California Housing Partnership Corporation	600 Wilshire Boulevard, Suite 890 Los Angeles, CA 90017 (213) 892-8775 https://chpc.net	Paul Beesemyer Director, Southern California	Tenant Protection	Advocates to increase the supply of affordable homes in California. Works with fellow affordable housing creators and preservers statewide to ensure that low-income Californians have the opportunity to live in a home that fosters a healthy, productive life.	1,2,3,4,5
Chinatown Community for Equitable Development	418 Bamboo Lane, Suite A Los Angeles, CA 90012 http://www.ccedla.org/		Tenant Protection	Advocates for affordable housing and responsible development.	1

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Citizens of Inglewood Tenant Association	1245 S. La Brea Avenue Inglewood, CA 90301 (310) 677-7294	Diana Provost, President/CEO	Tenant Protection,	Assist tenants with landlord tenant information and eviction defense throughout Los Angeles County.	1,2,3,4,5
Coalition for Economic Survival (CES)	514 Shatto Place, Suite 270 Los Angeles, CA 90020 (213)252-4411 http://www.cesinaction.org	Larry Gross, Executive Director	Tenant Protection	CES educates, trains, supports and empowers tenants to take action to protect their rights, advocates for affordable and habitable housing.	1,2,3,4,5
Mobile Homeowners Network	P.O. Box 3774 Chatsworth, CA. 91313 (818) 886-6479 http://www.mhonet.org	Frank Wodley, President	Tenant Protection	Promote the general welfare of mobile/manufactured homeowners in California.	1,2,3,4,5
Fair Housing Council of the San Fernando Valley	14621 Titus Street, #100 Panorama City, CA 91402 (818) 373-1185 http://www.fhcsfv.com	Loretta Kelly-Denkins, President	Tenant Protection	Provides outreach and education to tenants and landlords regarding their rights and responsibilities under California law and local ordinances.	3,5
Housing California	1107 9th Street, Suite 560 Sacramento, CA 95814 (916) 287-9883 https://www.housingca.org	Nur Kausar, Communications Manager,	Tenant Protection	Advocates on behalf of tenant rights throughout the state of California.	1,2,3,4,5

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Housing Rights Center	3255 Wilshire Blvd., Suite 1150 Los Angeles, CA 90010 (562)989-1206 www.hrc-la.org	Chancela Al-Mansour, Executive Director	Tenant protection	Support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford without discrimination.	1,2,3,4,5
Healthy Homes Collaborative	3224 Altura Walk, Los Angeles CA. 90031 (323) 221-8320 www.healthyhomesscollaborative.org	Linda Kite, Executive Director	Tenant Protection	Advocates for safe and affordable housing.	1,2
Inquilinos Unidos	1930 Wilshire Blvd., Suite 801 Los Angeles, CA 90057 (213) 483-7497 http://www.inquilinosunidos.org	Luis R. Cabrales, Executive Director	Tenant Protection	Works to advocate for safe, decent and affordable housing in Los Angeles.	1
KIWA, Workers for Justice	1053 S. New Hampshire Ave. Los Angeles, CA 90006 213-738-9050 http://kiwa.org	Alexandra Suh, Executive Director	Tenant Protection	Advocates on behalf of immigrants, workers, and tenants to promote housing rights.	1,2,3,4

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Long Beach Housing	525 E. 7th St. Suite 111 Long Beach, CA 90813 (562) 436-8592 http://www.housinglb.org/	Josh Butler, Executive Director	Tenant Protection,	Promote policies that prevent the displacement of low-income communities and various housing rights policies.	1,2,3,4
Los Angeles Community Action Network (LA CAN)	838 E. 6th Street, Los Angeles, CA 90021 (213) 228-0024 http://cangress.org/	Pete White, Executive Director and Founder	Tenant Protection	Works to preserve and improve extremely low-income housing and advance housing rights.	2
Los Angeles Tenants Union	3303 Wilshire Blvd., Rm 812 Los Angeles, CA 90010 (213) 986-8266 http://www.latenantsunion.org	Elizabeth Blaney	Tenant Protection	Promotes safe and affordable housing. Strengthen tenants housing rights through education and advocacy.	1,2,3
One LA	515 West 27th St., Los Angeles, CA 90007 (213) 743-0005 http://www.onela-iaf.org/	Thomas Holler, CEO	Tenant Protection,	Works to improve living conditions in apartments and promotes housing right.	1,2,3,4,5
SAJE	152 W 32nd Street, Los Angeles, CA 90007 213-745-9961 http://www.saje.net	Cynthia Strathmann PhD, Executive Director	Tenant Protection	Educates tenants about their rights, works to resolve disputes with landlords, and promotes housing rights regarding safe, healthy, and habitable housing for low-income tenants.	1, 2

Community Based Organizations Who Advocate on Behalf of Tenants (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Santa Monicans for Renters' Rights (SMRR)	2633 Lincoln Blvd #513 Santa Monica, CA 90405 (310) 394-0848 www.smrr.org	Patricia Hoffman	Tenant Protection	Counsels tenants on their rights and responsibilities answers questions, address concerns, and provides referrals.	3
South Pasadena Tenants Union (SPTU)	P.O. Box 208 Pasadena, CA 91102 626 491-1044 southpasadenatenantsunion.org	Nicole Hodgson	Tenant Protection	Advocates on behalf of tenant rights, protections, and affordable housing.	5
Tenants Together	474 Valencia Street, #156 San Francisco, CA 94103 (415) 495-8100 www.tenantstogether.org	Dean Preston, Executive Director	Tenant Protection	Counsels tenants and landlords on a variety of housing rights.	1,2,3,4,5,
Union de Vecinos	346 S. Gless Street Los Angeles, CA 90033 (323) 908-3454 www.uniondevecinos.org	Leonardo Vilchis, Co-Executive Director	Tenant Protection	Advocates on behalf of tenants to promote housing rights, works to protect rent controlled housing, preserve public housing.	1,2,3

Landlord Advocates					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Apartment Association, California Southern Cities	333 W. Broadway, Ste. 101 Long Beach, CA 90802 (562) 426-8341 www.apt-assoc.com	Johanna Cunningham, Executive Director	Property rights advocacy	Promotes, protects, and enhances the rental housing industry to preserve private property rights.	1,4,5
Apartment Association of Greater Los Angeles (AAGLA)	621 S. Westmoreland Ave. Los Angeles, CA 90005 (213) 384-4131 www.aagla.org	Joe Patel, President	Property rights advocacy	Advocates for the local rental housing industry to serve the housing rental needs of the public.	1,2,3,4,5
Action Apartment Association, Inc.	2918 Santa Monica Blvd Suite F, Santa Monica, CA 90404 (310)828-7628 actiontakesaction.com	Elaine Golden-Gealer, President	Property rights advocacy	A full-service trade association representing Santa Monica and the entire Westside of Los Angeles.	2,3,4
Arcadia Association of REALTORS®	601 South First Ave., Arcadia, CA 91006 (626) 446-2115 www.theaar.com	Andrew Cooper, Chief Executive Officer	Property rights advocacy	Dedicated to the advancement of professionalism in real estate and is an advocate for private property rights.	5
Beverly Hills Greater Los Angeles Association of REALTORS®	6330 San Vicente Blvd. Suite 100 Los Angeles CA 90048 (310) 967-8800 www.bhglaar.com	Chip Ahlswede, Chief Financial Officer	Property rights advocacy	Ensures common business practices between real estate professionals, to ensure an honest transaction, and a protection for client purchases and investments.	1,2,3,4
Burbank Association of REALTORS®	2006 West Magnolia Blvd., Burbank CA 91506 (818) 845-7644 www.burbankrealtors.org	Cheritta L. Smith, CEO	Property rights advocacy	A professional trade organization representing REALTOR® and Affiliate members engaged in real estate business.	5

Landlord Advocates (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
California Apartment Association, Los Angeles	320 North Larchmont Blvd. Los Angeles, CA 90004 (213) 481-7416 https://caanet.org/	Beverly Kenworthy, Vice President	Property rights advocacy	Trade group representing owners, investors, developers, managers and suppliers of rental homes and apartment communities.	1,2,3,4,5
California Association of REALTORS®	525 S. Virgil Ave Los Angeles, CA 90020 (213) 739-8200 http://www.car.org	Joel Singer, CEO	Property rights advocacy	Advocates on behalf of individual businesses and property owners in the rental housing market.	1,2,3,4,5
Citrus Valley Association of REALTOR®	504 E. Route 66 Glendora, CA 91740 (909) 305-2827 www.cvar.net	Mark Epstein, Secretary	Property rights advocacy	Promote, protect and enhance Realtors ability to successfully conduct business with pride and integrity in the real estate market.	1,4,5
Downey Association of REALTORS®	12073 Paramount Blvd, Downey, CA 90242 (562) 861-0915 www.daor.com	Jeanette Baumann, Executive Vice President	Property rights advocacy	Provides real estate licensees with the services needed to conduct their day-to-day business in the real estate market.	4

Landlord Advocates (cont'd)					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
Pasadena Foothills Association of REALTOR® (PFAR)	1070 E Green St. #100, Pasadena, CA 91106 (626) 795-2455 https://pfar.org	Laura Olhasso, Government Affairs Director	Property rights advocacy	The formation of PFAR provides REALTORS® and the public with an even stronger voice in the protection and promotion of private property rights.	5
South Bay Association of REALTOR® (SBAOR)	22833 Arlington Ave. Torrance, CA 90501 (310) 326-3010 www.southbayaor.com	David Kissinger, Government Affairs	Property rights advocacy	Promote, protect and enhance Realtors ability to successfully conduct business by providing a variety of tools to help Realtors business grow.	2,4
Southland Regional Association of REALTOR®	7232 Balboa Blvd, Van Nuys, CA 91406 (818) 786-2110 http://www.srar.com	Tim Johnson, CEO	Property rights advocacy	Provides real estate licensees with the services needed to conduct their day-to-day business in the real estate market.	1,2,3,4,5,
Tri-Counties Association of REALTOR®	19720 E. Walnut Dr. South Suite 100A Walnut, CA 91789 (909) 594-5992 www.tricorealtors.com	Laura Halverson, Executive Vice President	Property rights advocacy	Provides Realtors with the services needed to conduct their day-to-day business in the real estate market as well as advocate for supporting local issues and protecting private property rights.	1,2,3,4,5
West San Gabriel Valley Association of REALTOR®	1039 E. Valley Blvd., #205B San Gabriel, CA 91776 (626) 288-6212 www.wsgvar.com	Albert Tran, Executive Director	Property rights advocacy	Provides Realtors with the services needed to conduct their day-to-day business in the real estate market as well as advocate legislative issues that matter to REALTORS® and homeowners.	1,5

Rental Market Academic Research					
Name	**Contact Information**	**Contact Name**	**Type of Involvement**	**Organization Description**	**Serving Districts**
University of California Los Angeles (UCLA)	UCLA Luskin School of Public Affairs 337 Charles E. Young Dr. East Los Angeles, CA 90095-1656 (310) 206-5252 http://luskin.ucla.edu	Les Dunseith, Assistant Director of Communications	Academic Research in Urban Planning	Academic institution researching community development, environmental assessment, affordable housing, international and regional planning, transportation and urban design. Study urgent and topical issues at multiple scales and using interdisciplinary approaches from community development in Southern California to global environmental degradation.	1,2,3,4,5
University of Southern California (USC)	USC Sol Price School of Public Policy 650 Childs Way, Lewis Hall 312 Los Angeles, CA 90089-0626 (213) 740-6842 http://priceschool.usc.edu	Marlon Boarnet, Chair Department of Urban Planning and Spatial Analysis	Academic Research in Urban Planning	Academic institution researching contemporary urban problems, and contribute new ideas and innovative solutions to problems related to land use, transportation, housing and real estate, economic development, the environment, sustainability, and the design of livable communities.	1,2,3,4,5

Business Organizations and Chambers of Commerce within Los Angeles County			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
American Indian Chamber of Commerce	555 W. Fifth Street, 31st Floor Los Angeles, CA 90013 (213) 440-3232 www.aicccal.org	Tracy Stanhoff, President	1
Asian Business Association	120 S. San Pedro St., Suite 523 Los Angeles, CA 90012 (213) 628-1222 www.abala.org	Dennis J, Huang, Executive Director/CEO	1
Atwater Village Chamber of Commerce	P.O. Box 39754 Los Angeles, CA 90039 (323) 379-2413 www.atwatervillagechamber.com	Andy Hasroun, Board President	1
Azusa Chamber of Commerce	240 West Foothill Blvd. Azusa, CA 91702 (626) 334-1507 www.azusachamber.org	Steve Castro, CEO	1
Bell Gardens Chamber of Commerce	7535 Perry Road Bell Gardens, CA 90201 (562) 806-2355 www.bellgardenschamberofcommerce.com	Mike Salazar, Executive Director	1
Bizfed-LA County Business Federation	6055 E. Washington Blvd., #260 Commerce CA 90040 (213) 346-3282 www.bizfed.org	Tracy Hernandez, President/CEO	1,2,3,4,5
Building Industry Association	24 Executive Park, Suite 100 Irvine, California 92614 (949) 553-9500 www.biasc.org	Peter Vanek, CEO	1,2,3,4,5
Building Owners & Managers Association of Greater Los Angeles (BOMA)	700 S Flower St #1408, Los Angeles, CA 90017 (213) 629-2662 https://www.bomagla.org	Michele Ware, President	1,2,3,4,5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Boyle Heights Chamber of Commerce	2900 E. Olympic Blvd. Los Angeles, CA 90033 (323) 812-8345 www.boyleheightschamber.org	Alan Sanchez, President/CEO	1
Central City Association Los Angeles	626 Wilshire Blvd., Suite 200 Los Angeles, CA 90017 (213) 416-7512 www.ccala.org	Jessica Lall, President/CEO	1,2,3,4
Chinese Chamber of Commerce of Los Angeles	977 N. Broadway, Ground Floor #E Los Angeles, CA 90012 (213) 617-0396 www.lachinesechamber.org	Chester Chong, President	1
Claremont Chamber of Commerce	205 Yale Ave. Claremont, CA 91711 (909) 624-1681 www.claremontchamber.org	Maureen Aldridge, CEO	1
Commerce Industrial Council	6055 E. Washington Blvd., #120 Commerce, CA 90040 (323) 728-7222 www.industrialcouncil.org	Robert Taylor, Executive Director	1
Eagle Rock Chamber of Commerce	P.O. Box 41354 Eagle Rock, CA 90041 (323) 257-2197 www.eaglerockchamberofcommerce.com	Michael A. Nogueira, Jr., President	1
El Monte/South El Monte Chamber	PO Box 5866 El Monte, CA 91734 (626) 443-0180 www.emsem.biz	Ken Rausch, Executive Director	1
Greater Huntington Park Area Chamber of Commerce	6725 Seville Ave. Huntington Park, CA 90255 (323) 585-1155 www.hpchamber.org	Leticia Martinez, Executive Director/CEO	1

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Industry Manufacturers Council	15651 Stafford Street City of Industry, CA 91744 (626) 968-3737 www.industrychamber.org	David M. Perez, President	1
Irwindale Chamber of Commerce	16102 Arrow Hwy Irwindale, CA 91706 (626) 960-6606 www.irwindalechamber.org	Marlene Carney, President/CEO Veronica Orosco, Events Manager	1
Los Angeles Area Chamber of Commerce	350 S. Bixel Street Los Angeles, CA 90017 (213) 580-7525 www.lachamber.com	Gary L. Toebben, President/CEO	1
Los Angeles Latino Chamber of Commerce	801 S. Grand, Suite 400 Los Angeles, CA 90017 (213) 347-0008 www.lalcc.org	Moises Cisneros, Executive Director	1
Montebello Chamber	109 N. 19th Street Montebello, CA 90640 (323) 721-1153 www.montebellochamber.org	Ani Minasian, Director of Marketing	1
Monterey Park Chamber of Commerce	700 El Mercado Ave Monterey Park, CA 91754 (626) 570-9429 www.mpkchamber.org	Dora Leung, President/CEO	1
National Community Renaissance (CORE)	9421 Haven Avenue Rancho Cucamonga, CA 91730 (909) 483-2444 www.nationalcore.org	Steve PonTell, President/CEO	1,2,3,4,5
National U.S. – Arab Chamber of Commerce	350 South Bixel Street, Ste 260 Los Angeles, CA 90017 (213) 482-5111 www.us-arabchamber.org	David Hamod, President/ CEO	1

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
NAIOP Southern California	2900 Bristol St., Ste. G-105 Costa Mesa, CA 92626 (714) 979-9131 www.naiopsocal.org	Peter Herzog, Asst. Director	1,2,3,4,5
Pico Rivera Chamber of Commerce	5016 Passons Blvd. Pico Rivera, CA 90660 (562) 949-2473 www.picoriverachamber.org	Julian Balderas, Executive Director	1
Pomona Chamber of Commerce	101 W. Mission Blvd., #222 Pomona, CA 91766 (909) 622-1256 www.pomonachamber.org	Erica Fausto, Executive Director	1
Rosemead Chamber of Commerce	3953 N. Muscatel Ave. Rosemead, CA 91770 (626) 288-0811 www.rosemeadchamber.org	Ray Jan, Executive Director/CEO	1
Black Business Association	P.O. Box 43159 Los Angeles, CA 90043 (323) 291-9334 www.bbala.org	Earl 'Skip' Cooper, II, President/CEO	2
Carson Chamber of Commerce	530 E. Del Amo Blvd. Carson, CA 90746 (310) 217-4590 www.carsonchamber.com	John Wogan, President	2
Compton Business Chamber of Commerce	1038 W Compton Blvd. Compton, CA 90220 (310) 898-1198 comptonbusinesschamber.org	Mika Black, President	2
Culver City Chamber of Commerce	6000 Sepulveda Blvd. #1260 Culver City, CA 90230 (310) 287-3850 www.culvercitychamber.com	Steven Rose, President/CEO Barbara Brody, Vice President	2

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
East Los Angeles Chamber of Commerce	4716 E. Cesar Chavez Ave. Los Angeles, CA 90022 (323) 263-2005 www.eastlachamber.com	Eddie Torres, President	2
Florence-Firestone/Walnut Park Chamber of Commerce	2156 E Florence Ave., Floor 2 Walnut Park, CA 90255 (323) 589-4222 www.ffwpchamber.org	Efren Martinez, Executive Director/CEO	2
Gardena Valley Chamber of Commerce	1204 W. Gardena Blvd., Ste. E Gardena, CA 90247 (310) 532-9905 www.gardenachamber.org	Wanda Love, President	2
Greater Los Angeles African American Chamber of Commerce	5100 W. Goldleaf Circle, #203 Los Angeles, CA 90056 (323) 292-1297 www.glaaacc.org	Chanel Frampton & Naomi Mbanefo, Assistants	2
Greater Lynwood Chamber of Commerce	11330 Bullis Road Lynwood, CA 90262 (310) 713-1428	Edwin Hernandez, Board President	2
Hawthorne Chamber of Commerce	12519 Crenshaw Blvd Hawthorne, California 90250 (310) 676-1163 www.hawthorne-chamber.com	Patricia Feldman-Donaldson, President	2
Inglewood Airport Area Chamber of Commerce	330 E. Queen Street Inglewood, CA 90301 (310) 677-1121 www.inglewoodchamber.org	Erick Holly President	2
Korean American Chamber of Commerce	3435 Wilshire Blvd. Suite 2450, Los Angeles, CA 90010 (213) 480-1115 www.lakacc.com	Mr. Kee Whan Ha, President/CEO	2

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Lawndale Chamber of Commerce	14717 Hawthorne Blvd. Unit #A Lawndale, CA 90260 (310) 679-3306 www.lawndalechamber.org	Norman Wilson, President	2
LAX Coastal Area Chamber of Commerce	9100 S. Sepulveda Blvd., Ste. 210 Los Angeles, CA 90045 (310) 645-5151 www.laxcoastal.com	Christina Davis, President/CEO	2
South Bay Latino Chamber of Commerce	13545 Hawthorne Blvd., # 201 Hawthorne, CA 90250 (310) 676-3970 www.sblcc.net	Erick Verduzco-Vega, President/CEO	2
Beverly Hills Chamber of Commerce	9400 S. Santa Monica Blvd., 2nd Floor Beverly Hills, CA 90210 (310) 248-1000 www.beverlyhillschamber.com	Todd Johnson, President/CEO	3
Calabasas Chamber of Commerce	23564 Calabasas Road, Suite 101 Calabasas, CA 91302 (818) 222-5680 www.calabasaschamber.com	Pamela Kissel, CEO	3
Canoga Park/West Hills Chamber of Commerce	7248 Owensmouth Canoga Park, CA 91303 (818) 884 - 4222 and (818)887-3904 #313 www.cpwhchamber.org	Mark Neudorff, President	3
Century City Chamber of Commerce	2029 Century Park, Ste. 4392 Los Angeles, CA 90067 (310) 553-2222 www.centurycitycc.com	Nancy Wood, President/CEO	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Economic Alliance of the San Fernando Valley	5121 Van Nuys Blvd., Suite 200 Sherman Oaks, CA 91403 (818) 379-7000 ext. 106 www.valleyccc.org	Kenn Phillips, President/CEO	3
Greater San Fernando Valley Chamber of Commerce	7120 Hayvenhurst Ave., Suite 114 Van Nuys, CA 91406 (818) 989-0300 www.sanfernandovalleychamber.com	Nancy Hoffman Vanyek, CEO	3
Harbor City/Harbor Gateway	1400 W. 240TH St. Harbor City, CA 90710 (310) 534-3143 www.hchgchamber.com	Joeann Valle, Executive Director	3
Hollywood Chamber of Commerce	7018 Hollywood Blvd. Hollywood, CA 90028 (323) 469-8311 www.hollywoodchamber.net	Leron Gubler, President & CEO	3
Malibu Chamber of Commerce and Visitor Center	3939 Cross Creek Road Malibu, CA 90265 (310) 456-9025 www.malibu.org	Barbara Bruderlin, CEO	3
Northridge Chamber of Commerce	18860 Nordhoff, Ste. 203 Northridge, CA 91324 (818) 349-5676 www.northridgechamber.org	Stephanie Schwinn, President/ CEO	3
Regional Black Chamber of Commerce	16161 Ventura Blvd., Suite #661 Encino, CA 91436 (818) 464-3484 www.regionalblackchambersfv.info	MC Townsend, President/CEO	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Silver Lake Chamber of Commerce	2046 Hillhurst Ave., #142 Los Angeles, CA 90027 (323) 2037459 www.silverlakechamber.com	Natalie Freidberg & Benjamin Lemon, Co-Presidents	3
Toluca Lake Chamber of Commerce	P.O. Box 2312 Toluca Lake, California 91610 (818) 761-6594 www.tolucalakechamber.com	Peter Generales, President	3
Universal City – North Hollywood	6369 Bellingham Ave. North Hollywood, CA 91606 (818) 508-5155 www.noho.org	Dorothy Stringer, CEO	3
Venice Chamber of Commerce	P.O. Box 202 Venice, CA 90294 (310) 822-5425 www.venicechamber.net	Donna Lasman, Executive Director	3
West Los Angeles Chamber of Commerce	907 Westwood Blvd., Suite # 222 Los Angeles, CA 90024 1-844-MY-WLACC www.westlachamber.org	Roozbeh Farahanipour, President	3
West Valley-Warner Center Chamber of Commerce (Reseda, Tarzana, Woodland Hills)	6100 Topanga Canyon Blvd. Woodland Hills, CA 91367 (818) 347-4737 www.woodlandhillscc.net	Diana Williams, CEO Felicia Paust, Executive Assistant	3
Winnetka - Northfield Chamber of Commerce	P.O. Box 2051 Winnetka, California 91306 (818) 772-4838 www.winnetkachamberofcommerce.com	Terry Dason, Executive Director	3
Valley Industry & Commerce Association	16600 Sherman Way, Suite 170 Van Nuys, CA 91406 (818) 817-0545 www.vica.com	Stuart Waldman, President	3

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Bellflower Chamber of Commerce	16730 Bellflower Blvd., Ste. A Bellflower, CA 90706 (562) 867-1744	Dan Stepanian, President	4
Catalina Island Chamber of Commerce	P.O. Box 217 Avalon, CA 90704 (310) 510-1520 www.catalinachamber.com	Jim Luttjohann, President/CEO	4
Cerritos Regional Chamber of Commerce	13259 South Street Cerritos, CA 90703 (562) 467-0800 www.cerritos.org	Scott Smith, Executive Director	4
Downey Chamber of Commerce	11131 Brookshire Ave. DOWNEY, CA 90241 (562) 923-2191 www.downeychamber.com	Michael Calvert, Executive Director	4
El Segundo Chamber of Commerce	427 Main Street El Segundo, CA 90245 (310) 322-1220 www.elsegundochamber.org	Marsha Hansen, President/CEO	4
Hermosa Beach Chamber of Commerce & Visitor Bureau	1007 Hermosa Ave. Hermosa Beach, CA 90254 (310) 376-0951 www.hbchamber.net	Kimberlee MacMullan, President/CEO	4
La Mirada Chamber of Commerce	P.O. Box 1266 La Mirada, CA 90637-1266 (562) 505-2525 www.lamiradachamber.org	Richard Trujillo, President	4

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Lakewood Chamber of Commerce	24 Lakewood Center Lakewood, CA 90712 (562) 531-9733 www.lakewoodchamber.com	Joshua Castellanos, President/CEO	4
Long Beach Chamber of Commerce	One World Trade Center, Suite 1650 Long Beach CA 90831-1650 (562) 436-6723 www.lbchamber.com	Randy Gordon, President/CEO	4
Manhattan Beach Chamber of Commerce	425 Fifteenth Street Manhattan Beach, CA 90266 (310) 545-5313 www.manhattanbeachchamber.com	Mark Lipps, President/CEO	4
Norwalk Chamber of Commerce	12040 Foster Road Norwalk, CA 90650 (562) 864-7785 www.norwalkchamber.com	Francella Aguilar, President	4
Palos Verdes Peninsula Chamber of Commerce	4040 Palos Verdes Dr. North, Ste. 205 Rolling Hills Estates, CA 90274 (310) 377 – 8111 www.palosverdeschamber.com	Eileen Hupp, President/CEO Debby Morgan, Director	4
Paramount Chamber of Commerce	15357 Paramount Blvd. Paramount, CA 90723 (562) 634-3980 www.paramountchamber.com	Peggy Lemons, Secretary to the Executive Director	4

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Redond o Beach Chamber of Commerce	119 W. Torrance Blvd., Suite #2 Redondo Beach, CA 90277 (310) 376-6911 ext. 21 www.redondochamber.org	Marna Smeltzer, President/CEO	4
Regional Chamber of Commerce - San Gabriel Valley	1722 Desire Avenue, Suite #207 Rowland Heights, CA 91748 (626) 810-8476 www.regionalchambersgv.com	Anthony Duarte, CEO	4
Torrance Area Chamber of Commerce	2300 Crenshaw Blvd, Bldg. B Torrance, CA 90501 (310) 540-5858 www.torrancechamber.com	Donna Duperron, President/CEO	4
Acton Chamber of Commerce	P.O. Box 81 Acton, CA 93510 (661) 269-5785 www.aadcoc.org	Jim Schupte, President	5
Alhambra Chamber of Commerce	104 South First Street Alhambra, CA 91801 (626) 282-8481/(626)282-5767 www.alhambrachamber.org	Sharon Gibbs , Executive Director	5
Altadena Chamber of Commerce	730 E. Altadena Drive Altadena, CA 91001 (626) 794-3988 www.altadenachamber.org	Billy Malone, President	5
Antelope Valley Hispanic Chamber of Commerce	819 Ave Q-9 Palmdale, CA 93550 (661) 538-0607 www.avhcc.org	Mark Maldonado, President	5
Antelope Valley/Lancaster Chamber of Commerce	554 W. Lancaster Blvd., Lancaster, CA 93534 (661) 948-4518 www.lancasterchamber.org	Mark Hemstreet, President, CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Arcadia Chamber of Commerce	388 W. Huntington Drive Arcadia, CA 91007 (626) 447-2159 www.arcadiacachamber.org	Karen Mc Nair, President	5
Chatsworth Porter Ranch Chamber of Commerce	10038 Old Depot Plaza Road Chatsworth, CA 91311 (818) 341-2428 www.chatsworthchamber.com	Alescia Penn, President/CEO	5
Covina Chamber of Commerce	935 W. Badillo Street, #100 Covina, CA, 91722 (626) 967-4191 www.covina.org	Dawn Nelson, President/CEO	5
Crescenta Valley Chamber of Commerce	3131 Foothill Blvd., Suite D La Crescenta, CA 91214 (818) 248-4957 www.crescentavalleychamber.org	Lisa Dupuy, Executive Director	5
Duarte Chamber of Commerce	P.O. Box 1438 Duarte, CA 91009 (626) 357-3333 www.duartechamber.com	Jim Kirchner, President/CEO	5
Glendale Chamber of Commerce	701 N Brand Blvd., Ste. 120 Glendale, CA 91203 (818) 240-7870 www.glendalechamber.com	Judith Kendall, Executive Vice President/CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Granada Hills Chamber of Commerce	17723 Chatsworth Street Granada Hills, CA 91344 (818) 368-3235 www.granadachamber.com	Sal Moncibias, President	5
La Canada Flintridge Chamber of Commerce	4529 Angeles Crest Hwy., Ste 102 La Cañada Flintridge, CA 91011 (818) 790-4289 www.lacanadaflintridge.com	Pat Anderson, President/CEO	5
La Verne Chamber of Commerce	2332 D Street, Suite E. La Verne, CA 91750 (909) 593-5265 www.lavernechamber.org	Leah Skinner, Director	5
Lancaster Chamber of Commerce	554 W. Lancaster Blvd. Lancaster, CA 93534 (661) 948-4518 www.lancasterchamber.org	Mark Hemstreet, President/CEO	5
Monrovia Chamber of Commerce	620 S. Myrtle Ave. Monrovia, CA 91016 (626) 358-1159 www.monroviacc.com	Karin Creham, Executive Director	5
Montrose-Verdugo City Chamber of Commerce	2424 Honolulu Ave. Montrose, CA 91020 (818) 249-7171 www.montrosechamber.org	Julie Ann Martin, President	5
Palmdale Chamber of Commerce	817 East Avenue Q-9 Palmdale, CA 93550 (661) 273-3232 www.palmdalechamber.org	Jeanna Huerta, CEO	5

Business Organizations and Chambers of Commerce within Los Angeles County (cont'd)			
Name	**Contact Information**	**Contact Name**	**Serving Districts**
Pasadena Chamber of Commerce	44 North Mentor Ave. Pasadena, CA 91106 (626) 795-3355 www.pasadena-chamber.org	Paul Little, President/CEO	5
Quartz Hill Chamber of Commerce	42043 50th Street West Quartz Hill, CA 93536 (661) 722-4811 www.quartzhillchamber.com	Susan Duncan, President	5
San Gabriel Valley Economic Partnership	4900 Rivergrade Road, Suite B130, Irwindale, CA 91706 (626) 856-3400 www.sgvpartnership.org	Jeff Allred, President/CEO	5
San Dimas Chamber of Commerce	P.O. Box 175 San Dimas , CA 91773 (909) 592-3818 www.sandimaschamber.com	Autumn Washington, Director	5
Taiwanese American Chamber of Commerce	1045 E. Valley Blvd., # A211 San Gabriel, CA 91776 (626) 288-6208 www.taccla.us	Steve Hsiu , President	5